



November 21, 2000

The Honorable Dennis Cardoza, Chair
Joint Rules Committee
State Capitol, Room 2141
Sacramento, CA 95814

Dear Assembly Member Cardoza:

Pursuant to the requirements of Government Code Section 8169.5, the Department of General Services is submitting the October, 2000, quarterly report on the Capitol Area East End Complex.

If you have any questions or require additional information regarding the Capitol Area East End Complex, please call Mike Courtney, Acting Deputy Director, Real Estate Services Division, at (916) 322-7034.

Very truly yours,

BARRY D. KEENE, Director
Department of General Services

BDK:MKH:kw:jrc cover ltr oct 00

Enclosure

cc: See attached distribution list
Mike Courtney, Acting Deputy Director, Real Estate Services Division, Department of General Services
Peg Hudson, Chief, Project Management Branch, Real Estate Services Division, Department of General Services

Capitol Area East End Complex
Quarterly Joint Rules Committee Report – pursuant to 3-25-99 JRC recommendations
LEGISLATIVE REPORT LISTING

ORIGINAL LETTER TO EACH OF THE FOLLOWING:

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The Honorable Deborah Ortiz
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Originating Office

REVISED 8/10/00 East End Quarterly JRC Report

Capitol Area East End Complex Cumulative Quarterly Report to the Joint Rules Committee

**Pursuant to Government Code Section 8169.5
(Chapter 625, Statutes of 1999)**

October, 2000

Department of General Services

Barry D. Keene, Director

Michael Courtney, Acting Deputy Director

Real Estate Services Division

Project Management Branch

Margaret K. Hudson, Chief

Richard Teramoto, Project Executive

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EXHIBITS

**Exhibit A – Green Focus Group Meeting Minutes and Action Items, dated
July 25, 2000, August 29, 2000, and September 27, 2000**

**Exhibit B – Communication Protocol Between the Design/Build (D/B) Teams and
the State of California**

**Exhibit C – News From the Corner of 16th and N... Capitol Area East End Complex,
Neighborhood Newsletter, Summer, 2000**

**Exhibit D – Capitol Area East End Complex, Joint Use Working Committee,
Suggested Retail and Joint Uses**

LEGEND OF ABBREVIATIONS

Air Resources Board	ARB
Business Enterprise Program	BEP
Capitol Area Committee	CAC
Capitol Area Development Authority	CADA
California Energy Commission	CEC
California Integrated Waste Management Board	CIWMB
California State Contracts Register	CSCR
Center for the Built Environment, U.C. Berkeley	CBE
Department of Education	DOE
Department of Finance	DOF
Department of General Services	DGS
Department of Health Services	DHS
Department of Water Resources	DWR
Disabled Veterans Business Enterprise	DVBE
Environmental Impact Report	EIR
Indoor Air Quality	IAQ
Joint Rules Committee	JRC
Lawrence Berkeley National Laboratory	LBNL
Legislative Analyst's Office	LAO
Letter of Understanding	LOU
National Air Balance Company	NABCO
Preliminary Plans	PP
Project Management Branch	PMB
Public Works Board	PWB
Real Estate Services Division	RESD
Request for Proposal	RFP
Request for Qualifications	RFQ
Small Business Enterprise	SBE
Sacramento Municipal Utility District	SMUD
Simon Martin-Vegue Winkelstein Moris	SMWM
Technical Evaluation Committee	TEC

I. Introduction

The enabling legislation for the Capitol Area East End Complex, Government Code Section 8169.5 (Chapter 761, Statutes of 1997 (SB 1270, Johnston)), authorized the JRC to review the DGS's plan and the LAO report to consider whether to recommend to the DGS any changes in the site design criteria, performance criteria, specifications or criteria for determining the winning bidders. Pursuant to the requirements of Government Code Section 8169.5 (Chapter 625, Statutes of 1999 (AB 883, Joint Committee on Rules)), provided herein is a cumulative quarterly progress report on the Capitol Area East End Complex. Only exhibits relative to the current report are included. This report can be viewed on the DGS web site at:

<http://www.legi.dgs.ca.gov/default.asp?mp=../Publications/main.asp>.

To ensure the intent of the March 25, 1999, JRC Recommendations are satisfied, the DGS has signed a LOU with the other agencies the JRC requested DGS to consult. A copy of the LOU was provided in both the July and October, 1999 reports. Pursuant to the LOU, a draft of this report was provided to the CEC, CIWMB, DHS, ARB. Comments were received and incorporated to the extent practicable. Although the DGS did not incorporate all comments, the department did not have issue with any comment received.

Contract agreement has been reached with each design/build team. Clark/Gruen Design/Build, Inc. has been contracted for the four office buildings occupying Blocks 171-174. This team includes Clark Construction Group with Gruen Associates as the architect of record with Forrar Williams Architects providing local input. Clark/Gruen was selected for their demonstrated superiority in public sector work, the strength and depth of their on-site management team and the outstanding expertise of their major subcontractors and design consultants. Clark/Gruen's proposed community outreach plan was judged most comprehensive and their overall proposal was deemed to provide the best value to the state.

Hensel Phelps Construction Co. and Fentress Bradburn Architects, with Dreyfuss & Blackford Architects providing local input, comprise the design/build team for the Block 225 office building project. Presenting a well-organized and comprehensive proposal, the Selection Committee deemed this team to be superior, citing overall experience and expertise, demonstrated expertise in complex window wall systems, commitment to project collaboration, an outstanding safety record, and their commitment to green building measures.

A more detailed discussion of the Selection Committee's decision can be found in Exhibit A of the January, 2000 Quarterly Report to the JRC.

1. Design/Build Method

The Joint Rules Committee finds that use of the design-build method for the East End Project was authorized by the enabling legislation. It is incumbent upon DGS to meet the efficiency and sustainability criteria outlined below to offset concerns about design-build. The Committee, therefore, will periodically review progress of the East End Project in order to ensure these goals are met.

This quarterly report is provided to allow the committee to review the DGS progress as required by Government Code Section 8169.5.

2. RFP and RFQ Evaluation Criteria (Retired – April, 2000)

3. Periodic Updates (Retired – January, 2000)

4. Coordination with State Environmental Agencies
(Retired – April, 2000)

5. SMUD Proposal (Retired – April, 2000)

6. Life-Cycle Costs of Energy Efficiency Measures

The Committee recommends that when reviewing the costs of energy efficiency measures, DGS review them in terms of savings over the life of the building, and measures, rather than in terms of up-front costs. The Committee further recommends participants explore and identify other appropriate funding sources to augment the project funds. Among other things, these sources could include both public and private funds that are available for green building construction and sustainable design features.

Oct 00 The CBE is drafting a revised proposal in response to comments received at the last meeting with the DOF. A progress meeting was held on October 20, 2000, to discuss progress of the revise proposal, general project milestones, and the preliminary documents to be sent to the CBE. The CBE reported that the Lawrence Berkeley National Laboratory would participate in the measurement of comfort and IAQ parameters as part of the study. Several ongoing CBE research projects on under-floor air distribution were cited as possible inclusions in or expansions for the study. These include: task ambient conditioning, under-floor air distribution case studies, room temperature specification model, and under-floor air distribution cost analysis. Other research projects cited as having relevance were speech privacy, occupancy satisfaction survey, and impact of ventilation on productivity, energy use, and health. A final proposal is scheduled for completion by year end. The Green Team is working with the LBNL and the CBE in identifying additional funding sources for this study. Members of the Green Team will be working with the DGS, the LBNL, and the CBE in the design and implementation of this study.

- Jul 00* An analysis of the underfloor air distribution system and a preliminary proposal for a field study by the CBE were reviewed by the DOF. A meeting has been scheduled for July 25, 2000, between the CEB and DOF to address concerns of the proposed testing methodology. Results of this discussion and the accepted evaluation goals and testing method will be reported in a subsequent Quarterly Report to the JRC.
- Apr 00* As stated under item No. 15 of this report, the DOF requested that in order for the underfloor ventilation in Block 225 to be funded on a demonstration basis, a scientifically-based study be conducted to determine the benefits associated with such a system. As a result, the DGS has contacted the CBE at the University of California, Berkeley, for this study. The CBE has submitted a methodology to the DGS to conduct an evaluation and comparative analysis of the raised access floor and underfloor air distribution system for the Block 225 Office Building. The Green Team reviewed the proposed methodology and provided comments to the DGS. Given the expertise of the members of the Green Team as well as their respective departments and agencies, it is anticipated that the Green Team will be involved with the final study design methodology and will provide consultation to the DGS and the CBE throughout the study. The CBE's evaluation goals and protocols are currently under review by the DOF. It is anticipated that this study will yield quantifiable data to aid in future cost analysis. Once approved by the DOF, a copy of the CBE's goals and protocols will be provided in a future report.
- Jan 00* The DGS is in the process of developing a formula and the procedures to standardize the review of the life-cycle costs of energy-efficiency measures and building systems for this and other projects. Non-traditional methods of calculating life-cycle costs will also be considered. These methods include impacts to the environment, indoor air quality, occupant health and productivity, etc. Once the methodology is finalized and accepted by the DOF, it will be provided in this report.
- Oct 99* The DGS attended a presentation on life-cycle costing methodology by the CEC to the DOF on July 16, 1999. The presentation covered a general review of process, which included increased productivity considerations.
- Jul 99* The DGS is required by law (Gov. Code, § 15814.30(c)), to determine what is "cost effective" by evaluating the savings over the life of the building or measure being considered. To ensure a consistent evaluation process, a life-cycle methodology was included in the contract documents submitted to the Legislature in December, 1998.

As noted, the DGS and others are analyzing energy efficiency measures in regard to savings over the life of the buildings. Full assessment of additional funding sources will occur upon consensus on the content of the criteria.

The issue of additional funding sources is tied directly to any measure that cannot be included in the project, because the first cost of a measure does not fit within the project's budget. Currently, we are evaluating a large number of recommendations that were received from the CEC, CIWMB, DHS, and ARB. Once analysis of the

recommendations is complete, we can determine to what extent additional funding may be required. Participants in the Project Workgroup have agreed to present any items requiring additional funding to the State Public Works Board for consideration and approval of augmentation to the project's current budget, not to exceed the 10 percent augmentation specified in statute. The DGS and CEC will work with the DOF regarding alternative methodologies for life-cycle cost analysis.

7. Sustainable Design and Green Building Construction in the Issuance of RFQs and RFPs (Retired – April, 2000)

8. Green Oversight Mechanism

The Committee recommends that DGS, CIWMB, CEC, ARB and DHS develop an effective green enforcement mechanism of oversight and incentives to ensure compliance with articulated goals. This oversight mechanism would apply to the design-builder and DGS.

This mechanism should provide for review and input by the Department of Finance, the Legislative Analyst, the CEC and CIWMB to the Legislature through the budget process.

Oct 00 On July 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Hensel Phelps team for the Block 225 Office Building project. The meeting focused on the ongoing design efforts to reach conclusion on several critical design issues. A copy of the minutes from the partnering session can be obtained by contacting Kathryn Welch, at (916) 327-7134 (kathryn.welch@dgs.ca.gov).

The Green Team continues their participation in the review of project specific issues affecting sustainable design. The Green Focus Group also meets to discuss and resolve issues that affect both projects. Meetings were held on July 25, 2000, August 29, 2000, and September 27, 2000. Meeting minutes are attached as Exhibit A.

The DGS Management Team, the Green Team, and both design/build teams entered into a Communication Protocol agreement whereby the protocol explains the recommended communication procedures between the Green Team and design/build teams and the DGS Management Team. It allows direct communications via e-mail with copies sent to certain individuals. A copy of the Communication Protocol agreement is attached as Exhibit B.

Jul 00 On May 31, 2000, the DGS's Management Team and members of the Green Team attended a partnering session hosted by the Clark/Gruen team for the Blocks 171-174 Office Buildings project. The meeting focused on the ongoing design efforts to reach conclusion on several critical design issues. The Green Team was requested to identify those areas of specific concern on the Blocks 171-174 Office Buildings project. Those concerns were:

- Sharing information between project teams viewed as successful in addressing green issues.

- Involvement of the Green Team in the selection of the commissioning agent for the Clark/Gruen team.
- Involvement of the Green Team in the landscape as it pertains to design, materials management, and water conservation.
- Establishment of the communications protocol between the State Management Team, the Green Team, and the Design/Build Teams during concurrent design review and construction activities. A finalized protocol will be included in a subsequent Quarterly Report to the JRC.
- Utilizing electronic document review when possible.
- Collection of information for future case studies.
- Development of procedures and practices for the prevention of mold during construction.
- Support of LEEDS 2.0 rating system as a performance-based tool .
- Assurance of the continued involvement of Clark/Gruen's green consultant.

These items were discussed at the June 27, 2000, Green Focus Group meeting, below, and will be incorporated into the process or essentially resolved.

A similar partnering session for the Block 225 Office Building project will be held in July, 2000.

On June 27, 2000, representatives of the DGS, the Green Team, and both design/build teams attended the Green Focus Group meeting to discuss and review green issues common to both projects. Meeting minutes are attached as Exhibit A.

The Green Team also participated in the following meetings and received the following documentation:

- Block 225 Waste Management Plan, issued May 18, 2000, comments received June 13, 2000.
- Block 225 Commissioning Plan, issued June 8, 2000, comments received June 22, 2000.
- Systems Confirmation Meetings on the mechanical, electrical, plumbing systems for both the Block 225 and Blocks 171-174 Office Buildings projects, June 20, 2000.
- Recycled Content Issues memo, dated June 22, 2000.
- Blocks 171-174 MEP Systems Confirmation Submittal, issued June 28, 2000.

Apr 00

The DGS, CEC, CIMWB, ARB, and DHS (a.k.a. Green Team) met on March 22, 2000, to finalize the oversight role of the Green Team during the development of the construction documents, construction, and occupancy of the project. The Green Team will be afforded the opportunity to review and comment on the development of the working drawings, including submittals, change orders, via a web-based management system. The Green Team will also participate in regularly scheduled

progress meetings and system confirmations. A copy of the oversight agreement is attached as Exhibit A.

The RESD/PMB's project summary provided at the monthly status meeting with the DOF and the project's Executive Monthly Reports transmitted to the DOF and the LAO provides project status information. Issues relating to green building measures will be specifically noted for review and input from the DOF and the LAO.

On March 23, 2000, the Green Team attended a Systems Confirmation Conference for the Block 225 Office Building project. Representatives of the CIWMB also participated in the pre-bid conference for the demolition contract for the Blocks 171-174 project. Additional meetings are scheduled for both projects during the working drawings phase.

A Green Focus Group has been formed consisting of representatives from both design/builders, the DGS, and the Green Team. The Green Focus Group will address and coordinate the green efforts of both projects.

- Jan 00* The DGS, CIWMB, and DHS met on November 11, 1999, to discuss the oversight mechanism methodology that will be utilized during the construction phase of the East End Complex. The DGS will continue to work with the CEC, CIWMB, DHS, and ARB. While the DGS does not expect issues to arise affecting green issues during contract negotiations, the DGS has committed to discuss such issues with these agencies. Additionally, enhancements not included in the Design/Builders' proposals will be discussed as possible changes to the contract and will utilize the green oversight mechanism, as applicable.
- Oct 99* Consensus was reached as to the content of the criteria. The criteria were included in the Request for Proposal documents. The CIWMB is charged with developing the "green oversight mechanism" for final discussion and adoption.
- Jul 99* Once consensus as to the content of the criteria is reached, the roles for the green oversight mechanism will be developed. The LOU commits the DGS to work out a process to ensure compliance. The approach will depend on the particular items that are included in the project and the timing of additional funds that may be available.

During the contract documents review phase we are and will continue to refine the measures into requirements of the base building wherever possible. The instructions for the "enhancements" section of the proposals will include those measures that remain desirable and may be accomplished through inclusion as an enhancement.

In addition to the processes outlined above, we have and will continue our practice of briefing the DOF and LAO on the progress of the project. All these agencies receive copies of the monthly reports. The DGS has agreed to share the Quarterly Update documents to the CEC, CIWMB, DHS, and ARB prior to issuance. To formalize the relationship throughout the project, final documents submitted will include items of agreement, those in progress and those of disagreement.

**9. DGS, CIWMB, CEC, DHS and ARB
Agreement**

(Retired – January, 2000)

10. Executive Complex

(Retired – January, 2000)

11. Transportation and Parking

The Committee finds that DGS should continue to reduce the negative transportation impacts and parking shortages created by the East End Project.

Oct 00 Nothing new to report.

Jul 00 An initial study of adding parking structures to the peripheral lots has been forwarded to RESD's Asset Planning and Enhancement Branch for further review.

Apr 00 Both design/build teams have initiated traffic management plans with the City of Sacramento. These plans address the impacts and mitigations on traffic during construction. The City of Sacramento has initiated a traffic calming program in the area with the cooperation of the design/builders.

Jan 00 Nothing new to report.

Oct 99 Nothing new to report.

Jul 99 The DGS is continuing its efforts in this regard and will report on substantial progress when it is made.

12. Francis House Relocation

(Retired – April, 2000)

13. Neighborhood Impacts

The Committee finds that projects of this magnitude when introduced into an existing neighborhood, should make efforts to maintain a pedestrian-friendly atmosphere, and directly in line with the ULI's recommendations, include consideration of after hours activities (and the potential lack of them) when formulating a design. Further, the Committee finds that mixed-use is a valuable means to maintain such an atmosphere, and recommends DGS continue to consider ways to include mixed uses in the project.

Oct 00 On August 17, 2000, the DGS met with the Department of Rehabilitation's Deputy Director, BEP staff, and vendor representatives to further explain business opportunities available to the BEP at the East End Complex.

The model was on display to illustrate the orientation and ambience of the Complex as a whole, and was used to help point out the locations of proposed retail spaces. Revitalization of the neighborhood by having retail tenants who can invigorate the area after, as well as during, regular business hours was explained in terms of what that meant to the BEP and its approach to operating space in the Complex. It was noted that these requirements are dictated in the

EIR and requested by the City of Sacramento and the surrounding residents themselves. The BEP agreed that it could be looking "outside the box" of normal operation for its vendors and would expect that the higher-end food services would be provided by the private sector.

Locations of vendor carts in lobby areas with full access to conference facilities, break areas, and the buildings' exteriors, as well as vending machine opportunities throughout the Complex of state offices were presented and discussed very positively. Further discussions will help assist the BEP to make the determinations as to where they can best create opportunities for their vendors, and their vendors can best serve the employees, building visitors, and surrounding neighborhoods.

The second addition of the neighborhood newsletter was issued in September, 2000. A copy of the newsletter is attached as Exhibit C.

On July 27, 2000, the Blocks 171-174 design/builder, Clark/Gruen, held its second neighborhood update meeting to review the project's progress to date and inform the neighbors of upcoming construction activities. The meeting was attended by approximately 25 people from the immediate neighborhood.

The East End Joint Use Working Committee (Committee) met seven times between June, 1999, and January, 2000. The Committee consolidated a number of issues into categories and determined that utilizing the task force approach would be an ideal way to focus on the specific issues. The task forces formed were: Office and Building Space, Parking and Transportation, BEP Coordination, Management Structure, Retail and Plaza Usage, and Community. Lacking a decision from the BEP, the Committee determined the efforts to identify possible retail uses and opportunities within the Complex would not be effective. However, it was determined that any activity discussed by the task force would be possible without major modification to the building infrastructure. A list of the suggested retail and joint uses that came from the Committee meetings is attached as Exhibit D.

Jul 00 On April 26, 2000, the DGS met with the Director of the BEP to discuss the opportunities available within the parameters of the design. A follow-up meeting is tentatively scheduled for August, 2000.

The first addition of the neighborhood newsletter was issued in June, 2000. A copy of the newsletter is attached as Exhibit B.

The community can also follow the progress of the Capitol Area East End Complex via the Internet on the following public access web sites:

DGS/RESO, "East End Home Page" – www.dgs.ca.gov
Clark/Gruen – www.clark.constructware.com
Hensel Phelps – caeeb225.com

Beginning in June, 1999, the Joint Use Task Force consisting of members of the DGS, City of Sacramento, Downtown Partnership, Convention Center, CADA, and the CAC met on a regular basis to identify and discuss concepts for possible joint use activities. The concepts primarily focused on activities that would facilitate the community use of the East End Complex. Of particular interest were possible uses after hours and on weekends. The initial work of the task force will be completed by a compilation of suggested joint uses. This list will be included in the next quarterly report. It was clearly evident that many of the suggested joint uses required administrative policy determinations and will be respectively elevated through each agency. In addition, the possible effect on the tax-exempt status of the funding bonds for the project needs to be determined by bond counsel. The final determination of what joint uses are implemented will be made in the context of these parameters.

Apr 00 A final report by the Joint Use Task Force is being prepared and will be included in a future report. The suggested joint uses will be reviewed with the DOF and the PWB's bond counsel for possible effects on the tax-exempt status of the bonds.

As stated in Item No. 16 of this report, a project introduction meeting was held on March 22, 2000, for the residents of the Dean Apartments. The meeting was well received.

A general project introduction meeting was held at the job site on April 3, 2000. Over 300 invitations were sent or delivered to residents and businesses adjacent to or near the project. Approximately 55 neighbors attended the meeting.

On April 7, 2000, the DGS Interim Director, Cliff Allenby, sent letters to the members of the Legislature and Governor's Office notifying each of the commencement of construction activities.

Copies of the letters sent to the neighbors, the Legislature and the Governor's Office are attached as Exhibit B.

The first issue of the neighborhood newsletter is being prepared. A public access web site for up-to-the-minute project information is under construction. The web site address and a copy of the newsletter is anticipated for inclusion in the July, 2000 Quarterly Report to the JRC. If there are interested citizens who would like additional project information or would like to be placed on the newsletter mailing list, please contact the on-site state management office at (916) 323-8447.

Jan 00 Nothing new to report.

Oct 99 Nothing new to report.

Jul 99 The DGS, the City of Sacramento, and CADA continue to regularly meet to discuss joint-use operating arrangements for the shared facilities of the project.

14. Periodic Monitoring of Recommendations (Retired – January, 2000)

15. Project Enhancements

The Committee recommends that the Legislature consider a further augmentation for the East End Project to provide for additional housing, higher quality materials, enhancements to make the neighborhood more pedestrian friendly, and other mitigation measures.

Oct 00 Nothing new to report.

Jul 00 An analysis of the underfloor air distribution system and a preliminary proposal for a field study by CBE were reviewed by DOF. A meeting has been scheduled for July 25, 2000, between DOF and CBE to address concerns of the proposed testing methodology. Results of this discussion and the accepted testing and evaluation goals will be reported in a subsequent Quarterly Report to the JRC.

Apr 00 The DOF has agreed to the inclusion of an underfloor air distribution system to the Block 225 Office Building project, subject to acceptable testing and evaluation goals and protocols. An analysis of the underfloor air distribution system and a proposal for a field study by the CBE of the impacts of the raised floor system as provided to the DOF will be included in the July, 2000 Quarterly Report to the JRC.

A discussion on the underfloor air distribution system by the Green Team is attached as Exhibit C.

Jan 00 Nothing new to report.

Oct 99 Nothing new to report.

Jul 99 As noted in Item 13, it is anticipated that the discussions with local government will help the DGS identify both statutory changes and funding needs that could benefit the community. Those items will be reported to the JRC.

The DGS will continue to work with the Legislature and other affected parties to help identify funding needs that could benefit the community and the Capitol Area East End Complex.

16. Significant Accomplishments and Schedule

The Letter of Understanding between the DGS, CEC, CIWMB, DHS, and ARB recommended this addition to the report.

Note: Design and construction-related activities will be carried for one quarter after the initial reporting period.

Oct 00 Project Schedule

Major milestones are as follows:

Jan/98	Selection of Primary Consultants	Complete
Jul/98	PWB Approval of Block 224 Garage PPs	Complete
Nov/98	Award Design/Build Contract for Block 224 Garage	Complete
Nov/98	Complete PPs for Blocks 171-174 and 225	Complete
Dec/98	Submit Mandated Package to Legislature	Complete
Dec/98	Block 224 Start Construction	Complete
May/99	PWB Approval of PPs, Blocks 171-174 and 225	Complete
Jan/00	Award Design/Build Contracts for Blocks 171-174 and 225	Complete
Jan/00	Block 224 Garage – Complete Construction	Complete
Feb/00	Start Construction, Blocks 171-174 and 225	On Schedule
	Boiler Replacement – Award Design Contract	Pending
	Off-site Utility Package – Award Design Contract	Pending
	Boiler Replacement – PWB Review	Pending
	Boiler Replacement – Start Construction	Pending
	Off-site Utility Package – PWB Review	Pending
	Off-site Utility Package – Start Construction	Pending
TBD	Boiler Replacement – Complete Construction	
TBD	Off-site Utilities – Complete Construction	
Mar/03	Complete Construction/Occupy All Facilities	

Block 225 and Blocks 171-174 Office Buildings

Oct 00

- In response to a Request for Qualifications and subsequent Request for Proposal, the Art Selection Panel interviewed five prospective art consultants. Based on a selection process that included qualifications, a preliminary management plan, and a proposed fee, the Panel selected Tamara Thomas, Fine Arts Services, Inc., of Los Angeles.
- Discussions with the SMUD have continued this month regarding electrical service to be provided to the project. A 21kv system has been determined to be the most appropriate selection.
- The City Technical Committee continues their biweekly meetings to work on common issues such as off-site utilities, traffic, tree relocation, and emergency response. This Committee includes the State Management

Team and representatives of the City of Sacramento, the CADA, the CalTrans, the Regional Transit, and the Design/Builders.

- The SBE/DVBE Utilization Plans: As of September 31, 2000, the teams are reporting the following progress against their total commitments:

<u>Contractor</u>	<u>Percentage of the SBE Commitment</u>	<u>Percentage of the DVBE Commitment</u>
Hensel Phelps	22.5%	49.5%
Clark/Gruen	26%	3%

Block 225 Office Building:

- The Block 225 design/build team, lead by the Hensel Phelps Construction Co. (Hensel Phelps) and the Fentress Bradburn Architects (Fentress Bradburn), submitted their Bid Package #3 documents on August 28, 2000, for core-and-shell drywall, core-and-shell doors and hardware, fireproofing, miscellaneous metals, masonry, and loading dock and waste handling equipment. The State Management Team reviewed these progress documents and will provide comments on October 2, 2000. Applicable comments will be incorporated into the Bid Package #4 documents for those elements of the building not yet procured, and issued to the State Management Team at the end of October, 2000. The 100 percent complete construction documents are scheduled for release upon completion of the tenant improvement plans.
- The SMWM, space-planning architect on the Hensel Phelps/Fentress Bradburn team, and the DGS are currently working closely with the DOE on the schematic design.
- The SMWM, in the capacity of sustainable design architect on the Hensel Phelps/Fentress Bradburn team, submitted on July 14, 2000, Section 01350 entitled "Special Environmental Requirements." This section includes special "green" practices related to energy efficiency, indoor air quality, and resource efficiency. Section 01350 was reviewed and approved by the State Management Team. The Hensel Phelps is also preparing their second draft of the Block 225 Commissioning Plan. This updated plan will include building systems that have been more fully detailed since the June, 2000, submittal.
- The Dreyfuss & Blackford, interior architect on the Hensel Phelps/Fentress Bradburn team, continues to refine elements of the interior architecture. Upon finalization of the color and material selections, the team will present the color pallet to the DGS for review and comment.
- On July 15, 2000, Hensel Phelps placed 3,800 cubic yards of concrete for the first of two mat slab concrete pours. This 11-hour operation required the team to begin work at 2:00 AM and included 78 concrete trucks and 4 concrete pumps. On August 5, 2000, Hensel Phelps placed 3,420 cubic yards of concrete for the second of two mat slab concrete pours. This 10-hour operation required the team to begin work at 2:00 AM and included approximately 70 construction workers. The City of Sacramento briefed the City Council prior to each placement and provided a code enforcement officer during the work. Neighbors were offered a night in a local hotel.

Those wishing to remain were given a designated viewing area with construction personnel on hand to answer questions.

- Dewatering of the Block 225 project continues through October, 2000. The wells are fitted with pumps that discharge underground water away from the site so work can continue for the building's foundation.
- The 12-inch water line replacement installation was completed by the end of July. Street paving was completed by August 11, 2000. This new line will provide service to the new office building and support the additional required fire hydrants.
- Installation of reinforcing material on the basement walls for the shotcrete operation was completed in September. Shotcreting is a process by which concrete is "shot" from a hose onto the reinforced wall.
- Backfill of the basement ramp and the concrete placement was completed in August, 2000. The ramp allows access and egress for the steel erection crane. The steel is expected to be delivered in late October.
- The SMUD issued their "commitment letter" and preliminary design for infrastructure around the Block 225 site and for the connection of the buildings transformer vault to the switch vault located in the sidewalk at the alley on 14th Street.
- Structural excavation for the retail area began September 1, 2000. The retail portion of the building, located at the corner of 14th and O streets, is utilizing a conventional slab-on-grade type of foundation. The concrete footings were placed on September 25, 2000. A portion of the slab will be left unfinished to allow for infrastructure flexibility until a tenant has been identified.
- Structural steel fabrication began this month. The first delivery is expected to arrive at the site at the end of October. Erection will begin at the northern portion of the site and move south.

Blocks 171-174 Office Buildings:

- The Clark/Gruen Design/Build, Inc. (Clark/Gruen) submitted their 50 percent complete set of construction documents dated August 8, 2000. The State Management Team is reviewing the documents and providing comments to the Clark/Gruen Team.
- The design of phases II and III of the off-site utilities is complete with costs submitted to the State Management Team in September. The Clark/Gruen was directed to proceed with this work on a time and material basis.
- The structural construction documents were completed in September, 2000. The Clark/Gruen is proceeding with structural steel fabrication and procurement of the cast-in-place concrete work based on these documents.
- The design for the below-grade waterproofing and plaza level waterproofing has been completed utilizing a bentonite system. This work is out for bid.
- The State Management Team requested the Clark/Gruen Team investigate all viable foundation methods that would be less disruptive to the neighborhood than pile driving from a noise and vibration perspective. During the month of August, 2000, the Clark/Gruen and the State

Management Team selected a cast-in-place auger pile foundation system as being the most appropriate for the subsurface soil conditions.

- The Clark/Gruen submitted for the state's approval qualifications for the NABCO, to be their full-time building commissioning agent during the design phase of the project and oversee the commissioning activities. The State Management Team and the Green Team are currently reviewing their qualifications.
- The State Management Team asked the Clark/Gruen to prepare a preliminary design for a proposed below-grade tunnel connecting Blocks 171 and 172 to Blocks 173 and 174. The Clark/Gruen team submitted a proposal and has been given the authorization to proceed. The work will begin later this year.
- Remediation, deconstruction, and demolition were completed on all four blocks in August. Building materials were separated for recycling and reuse off-site in an effort to divert as much material from landfills as possible.
- The bid package for Shoring and Excavation was awarded to the Ramco Engineering & Environmental Contracting Inc. of Sacramento. The Ramco began installing dewatering wells. Similar to the Block 225 Office Building project, the wells will discharge underground water away from the site so excavation can continue for the building foundations. Shoring and excavation activities on the four block site will continue through October.
- Applied Earthworks completed the archeological investigation in September, 2000, on the four block site. Locations for investigation were identified from records dating back to the nineteenth century. Additional security was provided to protect the sites at night.
- Phase I utility work continues in the south alley between N Street and Capitol Avenue with the installation of temporary water and roadways. Traffic control devices have been placed on 16th Street for cutting utilities below the street. This work is expected to continue throughout the remainder of the year. The Clark/Gruen is working with the CADA to keep local residents and businesses informed of the construction activities.
- An independent landscape consultant to the DWR met with members of the Green Team, the State Management Team, and the master architect, Johnson Fain Partners, to discuss landscaping alternatives. It was decided that the overriding design parameter to treat the Capitol Avenue median as an extension of Capitol Park precludes major changes to the median landscaping and that certain plant selections may be reevaluated. A final design for the median is scheduled for review by year end. The designers have agreed to fully investigate sustainable design within the above mentioned parameter.
- Additional sustainable issues were proposed to eliminate perimeter heating and a reduction of airflow capacity. Both measures were withdrawn by the design/builder. Additionally, broadloom versus tile for carpet is being considered. The recycled contents, indoor air quality, and performance characteristics of various brands of broadloom carpets are being investigated.

One Year Ago This Quarter:

- **Block 224 Parking Garage** – Crews continue to install heating, ventilation, and air conditioning in what is now the CADA offices.
- **Blocks 225, and 171-174** – On July 22, 1999, the DGS issued a News Release formally identifying those design/build teams that will advance to the RFP phase.
- The DGS submitted the first JRC quarterly report to the Governor's Office on June 30, 1999.
- **Block 224 Parking Garage** – Crews 'topped-off' the parking structure marking the structures highest elevation.
- **Blocks 225, and 171-174** – Mandatory Pre-Submission Meetings were held on August 24, 1999, for the Block 225 and August 25, 1999, for the Blocks 171-174 project.
- **Block 224 Parking Garage** – Installation of the board-formed pre-cast concrete panels begins along the P Street facade.
- **Blocks 171-174 and 225** – the DGS issued Addendum #1 incorporating the requirements to prepare and submit a SBE/DVBE Utilization Plan as part of the Design/Builder's proposal and the inclusion of an Owner Controlled Insurance Program (OCIP).

Jul 00

- On May 26, 2000, the City of Sacramento recorded the Resolution with the Sacramento County Clerk, thereby abandoning the portion of Capitol Avenue and the two alleys between 15th and 17th Streets.
- The first addition of the neighborhood newsletter was issued in June 1, 2000.
- The City Technical Advisory Committee, a forum to bring construction related issues and decision makers together in order to expedite review, permitting, and approval, continues to meet regularly. Members include DGS, City of Sacramento, Caltrans, Regional Transit, and the design/build teams.
- The State Management Team selected *Verde Oliva*, an alternate exterior stone for the *Lake Placid Blue* stone specified in the RFP criteria documents. *Impala Black* was selected as an alternate to the *Academy Black Granite*.
- An alternative to steam line connection to the Central Plant is under study.

Block 225 Office Building:

- The Block 225 Design/Build Team submitted their 50 percent complete construction documents in May, 2000. Comments to the 50 percent construction documents submittal will be incorporated into the 90 percent complete construction documents, which are due the end of July.
- Bid Package No. 1, Elevators and Window Washing Equipment, was awarded on May 2, 2000.
- Bid Package No. 2, Fire Protection, Metal Deck, Metal Stairs, and Below-grade Waterproofing, was awarded on May 23, 2000.
- Bid Package No. 3, Core and Shell Drywall, Core and Shell Doors and Hardware, Fireproofing, Roofing, and Miscellaneous Metals, will be released for bid in late summer.

- Dewatering of the site continues through September, 2000. The wells are fitted with pumps that discharge underground water away from the site so construction activities of the foundation can continue.
- Mass excavation and soil nailing of the retaining wall was completed in May, 2000.
- The services of professional archeologists were utilized to observe the site during mass excavation.
- SMWM, space-planning architect on the Hensel Phelps/Fentress Bradburn team, and DGS completed tenant programming for the DOE in May. Final programming, space plans, and stacking plans were completed in early June. SMWM made presentations to the tenant representatives in mid June.
- Dreyfus & Blackford, interior architect, continues to refine elements of the interior architecture. Upon finalization of the color and material selections, the team will present the color pallet to DGS for review and comment, which is anticipated by the end of July.
- The new 12-inch water line permits were issued the last week in May. Installation began in June and is scheduled for completion the end of July.
- The first structural concrete was placed in June at the SMUD transformer value and at the interceptor pits.
- Installation of reinforcing material began in June in preparation for the first of two mat foundation concrete pours.
- The first of two mat foundation concrete pours (southern portion of the site) was completed on July 15, 2000. The second (northern portion) mat foundation concrete pour is scheduled for August 5, 2000.

Blocks 171-174 Office Buildings:

- The Clark/Gruen team submitted their initial Systems Confirmation report for foundations, structure and exterior closures, and mechanical and electrical systems on April 12, 2000. The updated report that address mechanical and electrical systems was submitted on June 20, 2000.
- Capitol Avenue was closed to auto and pedestrian traffic on June 2, 2000.
- The Geotechnical Site Investigation report was received with the Subsurface Investigation and the Soil and Groundwater Management Plan on May 30, 2000. The report determined that the Blocks 171-174 site does not allow for the use of a mat slab foundation system. The state has requested the Clark/Gruen team to investigate all viable foundation systems that would be less disruptive to the neighborhood than pile driving.
- The deconstruction and demolition bids were received on May 4, 2000. Remediation, deconstruction, and demolition began on the four-block site the first week of June, 2000. Common building materials are being separated for recycling and reuse off-site in an effort to divert as much material from landfills as possible. This activity is scheduled through the end of July, 2000.
- The City of Sacramento Arborist approved the Tree Management Plan on June 19, 2000. Coordination efforts began in June, 2000, in preparation for the relocation of ten California Fan Palm Trees from Blocks 172 and 174. Beginning the first week of July, 2000, the palm trees were relocated to specific locations identified by the State Arborist around Capitol Park.

- The bid package for Shoring and Excavation was submitted for state review on May 24, 2000. The bid period began on May 30, 2000, with a mandatory pre-bid meeting with potential subcontractors being held on June 1, 2000. Bids were opened on June 26, 2000.
- The Foundation bid package was released to potential bidders on July 3, 2000.
- The Clark/Gruen team reviewed roofing system alternatives and decided to utilize the elastomeric system as specified in the RFP Criteria Documents.
- Ai, space planning architect on the Clark/Gruen team, and DGS continue the tenant programming validation and space planning efforts through the month of June for the Departments of Health Services and General Services. Final review is scheduled for completion in July, 2000.
- Archeological investigation on the Block 172 site began in June, 2000. Locations for additional investigation are being identified from records dating back to the 19th Century. Completion of the archeological investigation is scheduled for the end of July, 2000.
- Phase I of the off-site utility work is being reviewed by the City of Sacramento. The design of phases II, III, and IV of the off-site utilities is underway and expected to be completed the end of July, 2000.

II. Comments from the CEC, CIWMB, DHS, and ARB

Pursuant to the Letter of Understanding between the DGS and CEC, CIWMB, DHS, and ARB, a draft of this report was provided to these agencies. Comments received to the draft report are provided herein.

<i>Oct 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jul 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Apr 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Jan 00</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.
<i>Oct 99</i>	Comments received from the CEC, CIWMB, DHS, and ARB are incorporated into this report.

EXHIBIT A

Green Focus Group Meeting Minutes and Action Items

Dated:

July 25, 2000

August 29, 2000

September 27, 2000

MEETING MINUTES

Project: [112080] Capitol Area East End Complex

Meeting #: 112080-

Green Team - 002

Prepared by:

Subject: Green Team Focus Group

Date: 7/25/2000

Meeting Type: Progress Meeting

Location: Clark Trailer

Time: 9:30 AM

Meeting Attendance

Company	Attendee	Attended
3D/International	Joe Cabral	<input type="checkbox"/>
3D/International	Joe Griffin	<input checked="" type="checkbox"/>
3D/International	Jim Ogden	<input type="checkbox"/>
ARB	Steve Hui	<input type="checkbox"/>
California Energy Commission	Gary Flamm	<input checked="" type="checkbox"/>
California Integrated Waste Management Board	Ken Decio	<input type="checkbox"/>
California Integrated Waste Management Board	Rick Muller	<input type="checkbox"/>
California Integrated Waste Management Board	Dana Papke	<input checked="" type="checkbox"/>
California Integrated Waste Management Board	Melvin Ries	<input checked="" type="checkbox"/>
Capital Engineering	Lowell Shields	<input checked="" type="checkbox"/>
Clark Construction Group, Inc.	David Young	<input checked="" type="checkbox"/>
Clark Construction Group, Inc.	Marc Kersey	<input checked="" type="checkbox"/>
Department of General Services	Mike Meredith	<input type="checkbox"/>

Company	Attendee	Attended
Department of General Services	Jack Richardson	<input checked="" type="checkbox"/>
Department of Health Services	Leon Alvantis	<input checked="" type="checkbox"/>
Department of Water Resources	Art Carvajal	<input type="checkbox"/>
Fentress Bradburn Architects	Greg Gidez	<input checked="" type="checkbox"/>
Gruen Associates	Debra Gerod	<input checked="" type="checkbox"/>
Hensel Phelps Construction	Michael Bergevin	<input checked="" type="checkbox"/>
Hensel Phelps Construction	Aaron Hall	<input type="checkbox"/>
JFP	Jeff Averill	<input checked="" type="checkbox"/>
KMI	Kelly Ingalls	<input checked="" type="checkbox"/>
PSB/Energy Assessments	Mike Langley	<input checked="" type="checkbox"/>
Rocky Mountain Institute	Huston Eubank	<input checked="" type="checkbox"/>
SMWM	Anthony Bernheim	<input checked="" type="checkbox"/>
SMWM	Marian Keeler	<input checked="" type="checkbox"/>
Taylor Engineering	Jeff Stein	<input checked="" type="checkbox"/>

Item #: 1.1 Presently the Focus Group is looking for a new leader. M. Meredith will not be able to fill this role, and we are presently looking for a new leader. 7/25-Joe Griffin of 3D/I has been chosen as the new focus group leader.	For Information Only.	Date: 6/27/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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1.2 HP Efforts

Item #: 1.2 Site Waste Management Program 1. Specifications Section 01565, Site Waste Management Program, has been developed. 2. HP team has developed a Site Waste Management Program. To date, its implementation includes the following major demolition materials that have been 100% recycled: Soil, asphalt. 3. Other products to be managed include cardboard and other packaging materials as well as new construction waste. 4. The HP team's Site Waste Management Program has been reviewed by the State and the HP team is revising it per their comments. 5. HP team will have source separated dumpsters to facilitate 100% recycling of selected specified materials. 6. HP team feels confident that they will exceed the 75% by weight diverted from landfill requirement stated in the RFP B. Materials Selection 1. Explanation of the State's Buy Recycled Campaign and how this law will be adhered to by the team and reported to the CIWMB. 2. IAQ Emission Testing Issues are being developed by the HP team's IAQ consultant and will be included In Special Environmental Requirements section of the specifications. 3. Section 01350, Special Environmental Requirements summarizes the recycled content and IAQ emissions requirements. 4. Core and shell materials are being researched and reviewed. 5. Tenant improvement materials are being researched to ensure that materials meet recycled content and emissions guidelines of Section 01350. 6. The HP team has developed a checklist to track the inclusion of the proposed enhancements in the project. C. Energy Issues 1. Department of Energy (DOE) -2 Model for the competition was done 2. Second DOE -2 Model currently being done a. Occupancy schedules b. Daylighting c. HVAC d. Operating characteristics 3. Third DOE -2 Model at the end of the construction	Responsible Parties: Hensel-Phelps Construction	Date: 6/27/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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documents phase. a. Post-HVAC and lighting design drawings b. Need decision on steam loop in order to finish the third DOE 2. 4. HP team and Clark team participated jointly in the development of the Central Plant Life-Cycle Cost Analysis. 5. Energy Conservation a. Steve Taylor has been preparing the specifications for an efficient and cost-effective chiller. b. Underfloor air has been included. c. Photovoltaics are being researched. d. Building and IAQ Commissioning 1. Commissioning Plan has been developed. It has been submitted to the State and this phase of it will be finalized by August. 2. The HP team is ready to begin implementing documentation for Design/Construction Documents Phase. The mechanical specs will be reviewed for commissioning issues. 3. The HP team asked if the Building Operating Engineer(s) have been selected, because they need to be part of the Commissioning process.		
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1.3

Clark/Gruen Efforts

Item #: 1.3 Representatives from Clark and Gruen Associates reported on Green issues: -Landscape redesign is being reviewed; space usage is being redefined, using ideas from DGS and C/G. -Palm Tree Relocation plan is being executed, and trees are being moved to Capitol Mall. Additional trees are being boxed and moved. -Demo. subcontractor is separating items on site, and we plan on exceeding goals of 75% of weight to not go into a landfill. Materials include asphalt, brick, etc. -QA/QC director is monitoring closely destination of items. -Pile plan is still being determined, where auger piles would increase noise pollution, but system is still to be decided. -Commissioning Agent is still to be determined. Clark is looking for someone to monitor all pertinent subs, on a full-time basis. Interviews are still being executed. 7/25- Training for Green Team members will be scheduled over the next two weeks. -Potential product matrix was presented, including items that were included in the RFP, and the search for potential suppliers. If additional options for products can be suggested for use by the Green Team, Clark/Gruen is welcoming suggestions.	Responsible Parties: Clark/Gruen Design/Build Inc.	Date: 6/27/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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1.4**Communications**

Item #: 1.4 Green Team requests that all submittal reviews be completed electronically. More review on the details of the process are to be discussed. 3DI distributed flow chart of submittal process. DGS/3DI is concerned with the communication directly between the design/builders and Green Team. It was decided that direct communication can exist between the two groups, while keeping DGS is still actively aware of issues, and demands. 7/25-Clark/Gruen brought up issue of turn-around time of 15 days for submittals. State clarified that they are not in a position for approval, and should be included in for information only, as directed by the RFP. The approval and thorough review process stands within the design/builder responsibility realm. Certain items, like commissioning, will certainly need to be more thoroughly reviewed by the State and Green team, more than other items. The Green Team is more interested in items to be included in Case Study. It will not be necessary, or desirable to have a formal "approval" process for the Green Team, but more a "review and comment" process. Deadline set for finalizing design review process (communication protocol) as 8/15/00. Websites are in progress, and are good sources for information. It has been decided that drawings and specifications will be transported by paper and CD-Rom.	All Team Members.	Date: 6/27/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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1.5**Case Study**

Item #: 1.5 The Waste Management board would like to use this project as a case study, and needs to help of DGS to compile items to be included. 7/25-It was suggested that the documents will be available for use by the Green Team for their case study. The items/product information will be available, but the cost comparisons will be more difficult to produce. Extended preparation would be necessary to compare normal vs. green products, which was not included in Contract Documents. The Energy Commission is interested in the modeling of Block 225. Green Team expressed wishes that hard numbers will not be necessary, but more main ideas. A list of requirements for the study will be submitted by the Green Team to DGS.	All Team Members	Date: 6/27/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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1.6**DOE2 Modeling**

Item #: 1.6 State's compliance with DOE2 modeling, and state's buying off of assumptions. If Green Team sees an issue not being addressed by the RFP, then they should bring that to their attention. When a team submits a model,	All Team Members	Date: 6/27/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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then a preliminary review is necessary to eliminate later issues. 7/25-DOE2 Modeling – HP team updated ideas/plans for modeling at Block 225. Energy Commission is very concerned about modeling, and assumptions being made. Design/build teams to research areas for DOE2 modeling options. A separate meeting to discuss modeling will be scheduled.		
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1.7 DOE2 Modeling

Item #: 1.7 The qualifications to meet the requirements of LEED will be addressed. The DGS/Green Team does not disapprove of the LEED approval, and encourages the design/builders to obtain this recognition, but does not require it. 7/25-It has been decided that if the design/builder teams wish to file for LEED certification, the State will not object. Minimal fees will be the responsibility of the teams.	All Team Members	Date: 6/27/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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2.1 Next Meeting

Item #: 2.1 August 29 th will be the proposed next meeting for the Green Team Focus Group, at 9:30am, at the Clark Trailer Conference room.		Date: 7/25/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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Distribution: Debra Gerod, Gruen Associates
Ingrid VonBurg, Clark Construction Group, Inc.
Jack Richardson, Department of General Services
Jim Ogden, 3D/International
Joe Cabral, 3D/International
Joe Griffin, 3D/International
Marc Kersey, Clark/Gruen Design/Build Inc.
Mike Meredith, Department of General Services
Richard Teramoto, Department of General Services

MEETING MINUTES

Project: [112080] Capitol Area East End Complex

Meeting #: 112080-

Green Team - 003

Prepared by:

Subject: Green Team Focus Group

Date: 8/29/2000

Meeting Type: Progress Meeting

Location: Clark Trailer

Time: 9:00 AM

Meeting Attendance

Company	Attendee	Attended
3D/International	Joe Cabral	<input type="checkbox"/>
3D/International	Joe Griffin	<input checked="" type="checkbox"/>
3D/International	Jim Ogden	<input type="checkbox"/>
ARB	Steve Hui	<input checked="" type="checkbox"/>
California Energy Commission	Gary Flamm	<input checked="" type="checkbox"/>
California Integrated Waste Management Board	Ken Decio	<input type="checkbox"/>
California Integrated Waste Management Board	Rick Muller	<input type="checkbox"/>
California Integrated Waste Management Board	Dana Papke	<input checked="" type="checkbox"/>
California Integrated Waste Management Board	Melvin Ries	<input type="checkbox"/>
California Integrated Waste Management Board	Kathy Frevert	<input checked="" type="checkbox"/>
Capital Engineering	Lowell Shields	<input checked="" type="checkbox"/>
Clark Construction Group, Inc.	David Young	<input type="checkbox"/>
Clark Construction Group, Inc.	Marc Kersey	<input checked="" type="checkbox"/>
Department of General Services	Mike Meredith	<input type="checkbox"/>

Company	Attendee	Attended
Department of Health Services	Leon Alvantis	<input checked="" type="checkbox"/>
Department of Water Resources	Art Carvajal	<input type="checkbox"/>
Fentress Bradburn Architects	Greg Gidez	<input type="checkbox"/>
Gruen Associates	Debra Gerod	<input checked="" type="checkbox"/>
Hensel Phelps Construction	Michael Bergevin	<input checked="" type="checkbox"/>
Hensel Phelps Construction	Aaron Hall	<input type="checkbox"/>
JFP	Jeff Averill	<input checked="" type="checkbox"/>
KMI	Kelly Ingalls	<input type="checkbox"/>
PSB/Energy Assessments	Mike Langley	<input checked="" type="checkbox"/>
Rocky Mountain Institute	Huston Eubank	<input checked="" type="checkbox"/>
SMWM	Anthony Bernheim	<input type="checkbox"/>
SMWM	Marian Keeler	<input type="checkbox"/>
Taylor Engineering	Jeff Stein	<input type="checkbox"/>

2.1**Block 225 Update – Anthony Bernheim**

Item #: 2.1 A. Specifications 1. SMWM edited our team's 90% CDs core and shell specs for inclusion of "green" building issues. B. Interiors Materials Selection 1. Carpet and carpet tiles have been reviewed. No final selection has been made. 2. SMWM provided input into tile, acoustic ceilings, resilient flooring, wall coverings, paints, signage, locker room benches & polycarbonate corner guards. Work will continue in this area. C. Materials Emissions Testing 1. Specifications have been developed & revised for materials emissions testing. D. Materials with Recycled Content 1. Specifications have been developed & revised for recycled content in materials. Incidental materials selection is ongoing. E. Commissioning Report 1. The Cx Team will be issuing an interim CD Phase Cx report in September.	Responsible Parties: Hensel Phelps Construction	Date: 8/29/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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2.2**Blocks 171-174 Update – Debra Gerod**

Item #: 2.2 1. Clark/Gruen Team is doing a lighting mock-up. The Green Team & Procurement need to provide input to both D/B Teams on the issue of the Environmental Specifications for office workstations in reference to lighting. The assumptions used for energy modeling need to be confirmed through the use of actual fixture types. (Leon) 2. The Green Team needs clarification on several HVAC issues. A special meeting needs to be arranged between key members of the C/G Team & the Green Team. (Joe, Leon) 3. Landscaping: The Green Team will provide comments based on the original design shown on the RFP. This is a project specific issue that should result in a meeting between the Green Team and DGS prior to providing comments to C/G. (Joe/Leon) 4. Sole Sourcing of Materials: C/G indicated that only one vendor provides HCHO-free thermal insulation with recycled contents. Need to communicate with the H/P team to find out how they address sole-sourcing. This issue subject for input from various members of the D/B and Green Team.(Leon)	Responsible Parties: Clark/Gruen Design/Build Inc. Green Team, DGS	Date: 8/29/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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2.3 DOE 2 Modeling

Item #: 2.3 Green Team requested that Greg Cunningham be involved in the review of the energy modeling prepared by both D/B Teams. Comments are due in a couple of weeks.	Responsible Parties: Mike Langley Joe Griffin	Date: 8/29/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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2.4 Case Study Format / LEED Rating System

Item #: 2.4 8/28: A letter was sent to Aileen Adams requesting that the LEED Green Building Rating System be utilized at the CAEEC. Kathy Frevert handed out a case study that had been created to assist the CAEEC. She requested for the information to be reviewed and fill in the missing information as appropriate.	All Team Members.	Date: 8/29/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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2.5 Information Sharing

Item #: 2.5 Request to Richard Teramoto (Project Executive) to provide the Green Team with a letter clarifying the issue of information sharing between D/B Teams.	Responsible Parties: Leon Alevantis, Richard Teramoto	Date: 8/29/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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2.6 Input to Communications Protocol

Item #: 2.6 Communications Protocol: Comments due in one week.	Responsible Parties: Both Design/Build Teams	Date: 8/29/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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3.1 Next Meeting

Item #: 3.1 Future Green Focus meetings is scheduled for Wednesday September 27 th from 10 to 12 noon in the Clark/Gruen conference room.	Responsible Parties: Joe Griffin	Date: 8/29/00 Due Date: Date Resolved: Complete: <input type="checkbox"/>
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Green Focus Group M E M O R A N D U M O F M E E T I N G

Project Name Capitol Area East End Complex

Meeting No. **4.0**

Purpose of Meeting Monthly Progress Meeting

Project No. 105171, 105225

Meeting Date September 27, 2000

Meeting Place Clark/Gruen Conference Room

<i>Present</i>	State Team	Green Team	D/B Teams
	[P] Richard Teramoto	Leon Alevantis	<i>Block 171-174</i>
	Mike Meredith	<input checked="" type="checkbox"/> Kathy Frevert	<input checked="" type="checkbox"/> Debra Gerod
	Wendy Roberts	<input checked="" type="checkbox"/> Gary Flamm	<input checked="" type="checkbox"/> Huston Eubank
	Kathryn Welch	<input checked="" type="checkbox"/> Joe Cabral	<input checked="" type="checkbox"/> Marc Kersey
	<input checked="" type="checkbox"/> Mike Langley		<input checked="" type="checkbox"/> Joe Cabral
	Johnnie Hayward		<i>Block 225</i>
	<input checked="" type="checkbox"/> Joseph Griffin, AIA		<input checked="" type="checkbox"/> Aaron Hall
	<input checked="" type="checkbox"/> Jim Ogden		<input checked="" type="checkbox"/> Greg Gidez
	Jeff Averill, AIA		<input checked="" type="checkbox"/> Anthony Bernheim
	<input checked="" type="checkbox"/> Lowell Shields		<input checked="" type="checkbox"/> Jeff Stein
	<input checked="" type="checkbox"/> Greg Cunningham		

☒ = attendee

[P] = partial attendance

= copy only

1. Specification Issues

Performance specifications, Sole-source issues, Alternates and Substitutions

- 4.1 Sole Source Specifications – Concerns were expressed about the possibility of issuing a specification that meets the RFP requirements but may only be available from one manufacturer. A performance specification that currently is available from only one manufacturer may provide an opportunity for other manufacturers to offer a competing product that may not have been available in their inventory previously. The group agreed to review on a case-by-case basis.
- 4.2 Alternates - Design/Builders may ask the State to allow alternates to specific material specifications for bidding purposes. Alternates should be reviewed by the State prior to issuing with a bid package. Design/Builders should review the overall impact of a potential alternate as it relates to other requirements of the project (Indoor air quality, commissioning, warranty, etc.). Both Design/Builders are interested in opening a dialogue regarding carpet and the possibility of other acceptable products. Kathy Frevert will begin investigating carpet possibilities for the Green Team.

2. Design Issues

Energy Modeling, Lighting Systems, Mechanical Systems, Landscaping

- 4.3 Energy Modeling – Greg Cunningham has begun his review of the energy modeling information provided by both Design/Builders. Greg has the architectural and mechanical drawings from Clark/Gruen. The Block 171-174 team will forward additional information, including the appendix, to Cunningham. The Block 225 team will forward architectural and mechanical drawings to Cunningham.
- 4.4 Energy Modeling Schedule – The review is expected to take 2 weeks to complete. Cunningham will issue a report of his findings and may include recommendations. The group agreed that each Design/Builder would let the State know when they are ready for the final review. Concern was expressed that the final review happen prior to completion of the 100% CD's, including the TI requirements. Clark/Gruen's TI efforts are currently 'on-hold'. Cunningham stated that the biggest impact would come from the mechanical and lighting control systems.
- 4.5 Lighting Systems – The Design/Builders requested additional information on the systems furniture finishes since the panel sizes and color finishes will effect their lighting strategy.
- 4.6 Task Lighting – The task lighting will be included as components with the modular systems furniture package. The Design/Builders lighting system design will include the wattage assumptions included in the RFP.
- 4.7 Landscaping – JFP is compiling comments based on the previous meeting with the Green Team. They will be ready for distribution within a week. The Green Teams focus is on plant materials and water usage. The Block 225 team reviewed a preliminary concept with the State Management Team. A revised design and plant material list will be forthcoming. Kathy Frevert mentioned the City of Sacramento's ordinance on landscaping. This ordinance is not a requirement of the project, but both Design/Builders have previously acquired a copy.

3. Indoor Air Quality

Products, Standards, Mitigation Efforts

- 4.8 Modular Systems Furniture –The Green Team's Environmental Specification has been included in the bid package issued by Procurement. The vendor selection is expected in November. The Environmental Specification includes requirements for indoor air quality, recycled contents, and lighting.
- 4.9 Standards – The Design/Builders raised the question of a statewide requirement for indoor air quality standards. The State does not have an overall indoor quality benchmark and instead establishes levels on a project specific basis. It was agreed that the Green Team supports Section 1350 developed by the Hensel Phelps Team. This Section is based on guidelines issued by the Office of Environmental Health Hazard Assessment of Cal-EPA (this is the same office which revises the Prop 65 chemicals). It was decided that a support letter from the Green Team is not necessary at this time. The Clark/Gruen Team is familiar with these requirements.

4. Commissioning

Participants, Plans, Schedules

- 4.10 Commissioning Agent – Clark/Gruen has submitted a qualifications package for Nabco, their recommended commissioning agent. The State Management Team and Green Team are currently reviewing the documentation.
- 4.11 Commissioning Plans – HP/FB issued their initial commissioning plan on June 1, 2000, with comments from the State Management Team and Green Team being returned on June 23, 2000. SMWM stated that their next draft would be completed next week. The final plan will be issued after completion of the 100% CD's.
- 4.12 Grants – SMUD currently offers a grant for building commissioning. Clark/Gruen has been working with SMUD and is aware of the grant. Opportunities for the Block 225 team will be reviewed with Anthony Bernheim and Jim Ogden.
- 4.13 User Input – The State Management Team will begin including BPM in the commissioning process once the commissioning plans are more fully developed.

5. Communication

Protocol, Web Sites, Case Studies, Meetings

- 4.14 Communication Protocol – Leon will accept the requested changes and prepare the document for signature.
- 4.15 Case Studies – The CIWMB is interested in a case study of the East End project. Information for the study will be accumulated during the Leed submittal process which both Design/Builders have volunteered to participate in. Huston Eubank provided a draft of the submittals summary. Richard Teramoto also acknowledged the State's involvement with the Center of the Built Environment (CBE) on the benefits of a raised floor system. The CBE study will likely include all 5 buildings for comparison purposes. The cost of the study was not included in the project budget. The Green Team was invited to participate in the cost. Other grant opportunities will be investigated.
- 4.16 Web Sites – Upon issuance of the communication protocol, each Design/Builder will provide a user name and password for members of the Green Team.

The next Green Focus Group meeting will be scheduled at a later date.

Submitted By

3D/International
Jim Ogden
P: 916-323-8448
F: 916-323-8449
Email: Jim.Ogden@dgs.ca.gov

EXHIBIT B

*Communication Protocol Between
The Design/Build (D/B) Teams and
The State of California;*

*Participation of the Green Team in the
Design and Construction Phase;*

*Selection Table to Assist DGS in
Contacting Members of the Green Team*

Capitol Area East End Project

Communication Protocol

Between

The Design/Build (D/B) Teams

and

The State of California

This Protocol explains the recommended communication procedures for Green Team and Design/Build Teams. It allows direct communications via e-mail with copies sent to certain individuals (contact information is provided below).

A. Overview of the Players and Background

1. The "Green Team" for the Capitol Area East End Complex is comprised of members of the California Integrated Waste Management Board (CIWMB), the California Energy Commission (CEC), the California Department of Health Services (DHS), the California Air Resources Board (ARB), and the Department of Water Resources (DWR).

All parties understand and agree that the Green Team's role is consultatory to DGS and that the Green Team cannot make any decisions on behalf of the State.

The State will generally be provided with a 15-business day review period of all documents as described in this protocol.

2. The design/build teams for Blocks 171-174 is headed by Clark/Gruen Design/Build, Inc. (C/G) Team and for Block 225 by the Hensel Phelps (H/P) Team. Construction for the C/G Team will be performed by the General Contractor, Clark Construction, and its subcontractors and for the H/P Team by Hensel Phelps. Design work for the C/G Team is being completed by the Architect, Gruen Associates (GA), and its consultants (A/E) and for the H/P Team by Fentress Bradburn Architects (core and shell) and Dreyfuss & Blackford Architects (interior design). Amongst the consultant team, there are several consultants who have various responsibilities related to sustainable design. Huston Eubanks for the C/G Team and Anthony Bernheim for H/P Team are the primary coordinators of each team's sustainable design efforts.
3. The RFP documents prepared by the Johnson Fain Partners team (JFP) with input from the Green Team outline the project's criteria for sustainable design and construction. Both D/B Teams have contractually agreed to comply with these criteria. The Green Team will participate with the DGS team to help ensure compliance with these criteria during the design and construction phases.

4. As background, we are attaching two documents to assist the D/B Teams in better understanding the Green Team's role in the East End Project. These documents are:
 - i. *Participation of the Green Team in the Design and Construction Phase:* This document is intended to provide a clear understanding of the Green Team's oversight role and responsibilities during the design and construction phase of the Capitol Area East End Project. This oversight will include reviewing change orders, submittals, RFIs and other issues related to the "green" performance of the project. Please note that the Green Team Roster list has been updated.
 - ii. *Selection Table to Assist DGS in Contacting Members of the Green Team on Issues Related to Change Orders for the Capitol Area East End Project:* This table is intended to be used as a guide to DGS for contacting members of the Green Team and their corresponding agencies on change orders related to recycled contents (CIWMB), material recyclability (CIWMB), space and equipment for collecting recyclables (CIWMB), energy efficiency (CEC), indoor air quality (DHS and ARB), and water efficiency (DWR). The table refers the reader to specific sections of the RFPs for the Capitol Area East End Project as published by DGS in 1999. Contact information for each agency is included at the end of this document.

B. Design/Build Process

1. The design/build schedule for this project necessitates that design activities and construction activities will be happening concurrently.
2. During the design activities, both D/B Teams will be preparing various bid packages in accordance with the Project Schedule. The State is provided with a 15-business day review period for these bid packages. In certain circumstances, the State's review may be concurrent with the issuance of a package for bidding. In this event, the State's review comments will be incorporated into the documents as an Addendum.
3. As a part of or as a supplement to the bid packages, both D/B Teams will provide the "green" information and/or documentation required by the RFP for those elements of the project.
4. During construction activities, the submittals identified in the RFP documents as ones requiring review by the State will be forwarded to the State for review after they have been reviewed by the D/B team's consultants and stamped as approved. The State will generally be provided with a 15-business day review period. This review period will be conducted by DGS and the Green Team concurrently. At the end of the review period, these comments will be provided to D/B Teams for their adoption or comment.

C. Communication Protocol

1. General

- a. Direct communication between the Green Team and the D/B Teams is encouraged, although there are many parties involved in this project and strict adherence to the communication protocol will be necessary to ensure that all parties are appropriately advised of the communications. To the extent possible, all communications between the D/B Teams and the Green Team shall be made via each D/B Team's lead green consultant as listed below. Email communications between the Green Team and each Team's lead green consultant shall be copied to the Green Team's point person, and DGS contact persons.
- b. A contact person is identified for each of the following Green Team agencies for the purposes of receiving submittal packages (point person for the Green Team is Leon Alevantis and all correspondence to the Green Team shall be copied to him):
 - i. Department of Health Services (DHS)
Leon Alevantis (point person for the Green Team)
Department of Health Services
2151 Berkeley Way, Room 334
Berkeley, CA 94704
Phone: 510/540-2132
Fax: 510/540-3022
e-mail: lalevant@dhs.ca.gov
 - ii. California Integrated Waste Management Board (CIWMB)
Kathy Frevert
California Integrated Waste Management Board
8800 Cal Center Drive
Sacramento, CA 95814
Phone: 916/255-2398
Fax: 916/255-2222
e-mail: kfrevert@ciwmb.ca.gov
 - iii. California Energy Commission (CEC)
Gary Flamm
California Energy Commission
1516 Ninth Street
Sacramento, CA 95814
Phone: 916/654-2817
Fax: 916/654-4304
e-mail: gflamm@energy.state.ca.us

- iv. Air Resources Board (ARB)
Steve Hui
Air Resources Board
2020 L Street
Sacramento, CA 95814
Phone: 916/323-1530
Fax: 916/322-4357
e-mail: shui@arb.ca.gov
- v. Department of Water Resources (DWR)
Charlie Pike
Department of Water Resources
1020 9th Street
Sacramento, CA 95814
Phone: 916/327-1649
Fax: 916/327-1815
e-mail: cpike@water.ca.gov
- c. The following contact persons are identified for the C/G Team:
 - i. Clark/Gruen
Marc Kersey
Phone: 916/341-7522
Fax: 916/341-0552
e-mail: mkers@clarkus.com
 - ii. Gruen Associates
Debra Gerod
Phone: 323/937-4270
Fax: 323/937-6001
e-mail: gerod@mail.gruenassociates.com
 - iii. Rocky Mountain Institute (Lead Green Building Consultant)
Huston Eubank
Phone: 970/927-3807
Fax: 970/927-4510
e-mail: huston@rmi.org
- d. The following contact persons are identified for the H/P Team:
 - i. Hensel Phelps
Mike Bergevin
Phone: 916/447-8030
Fax: 916/447-8035
e-mail: mbergevin@henselphelps.com

- ii. SMWM (Lead Green Building Consultant)
Anthony Bernheim
Phone: 415/546-0400, x 47
Fax: 415/882-7098
e-mail: bernheim@smwm.com
- e. The following contact persons are identified for DGS:
 - i. DGS
Kathryn Welch
Phone: 916/327-7134
Fax: 916/323-8449
e-mail: kathryn.welch@dgs.ca.gov
 - ii. 3DI
Joe Griffin (Green Focus Team Leader)
Phone: 916/323-8446
Fax: 916/323-8449
e-mail: griffin@3di.com

2. Review of Design Submittals

- a. To the extent possible, submittals shall be posted on each D/B Team's web site.
- b. Each member of the Green Team reviewing submittals has signed a "Conflict of Interest Certification" which serves to define their responsibilities relating to the use of information developed for this project. During the review process, members of the Green Team may consult and seek the advice of other individuals within their agency or with their agency's consultants of record.
- c. Both D/B Teams shall notify concurrently the Green Team and DGS regarding the posting of each scheduled submittal to the web sites. If such posting is not practical, then one copy shall be provided to each Green Team agency contact person listed above except to the Department of Water Resources. The list of submittals required to be submitted to DGS and the Green Team is described in the RFP documents.
- d. Distribution of submittals to individuals within a single agency shall be the responsibility of each agency's contact person listed above.
- e. Each agency represented in the Green Team receiving a submittal package shall submit their review comments to DGS no later than ten business days from receipt for integration into a consolidated response package. DGS shall forward consolidated response package back to the appropriate D/B Team no later than 15 business days from receipt of each package.

3. Procedures During Bidding

- a. In order to assure that the information received by all bidders is the same and that no bidder is placed at a technological disadvantage, information will only be available in hard copy during bidding.
- b. It is critical that no bidder receive information except as provided to all bidders by D/B Teams. This is necessary to ensure fairness in the bidding process. If the Green Team is contacted by vendors or potential subcontractors, they should not answer any questions and should direct them to contact the lead green consultant of each D/B Team.
- c. A Pre-Bid meeting will be held for all potential bidders. At this meeting, each D/B Team will make sure the bidders are aware of the sustainable design aspects of the bid packages. Members of the Green Team are welcome to attend. The D/B Teams will advise the Green Team, through the minutes of the Progress Meetings, as to the times, dates and locations for all pre-bid meetings.
- d. The minutes of the pre-bid meetings, answers to bidder's questions, and all Addenda will be posted on each D/B secure web site.

D. Information Sharing Between D/B Teams

All information submitted to DGS by the D/B Teams can be shared between the D/B teams. Requests for information sharing shall be submitted to Joe Griffin, Green Focus Group leader (see listing above under 3DI contact), or to Kathryn Welch (see listing above under DGS contact). The D/B team requesting such information understands and agrees that: (a) the information may be project-specific, and therefore, may not be applicable to another design or building; and (b) neither the D/B Team supplying the information nor the State can be held liable for any damages or other impacts resulting from this information sharing.

DGS, may, at its own discretion and when it deems appropriate, compensate the D/B team supplying the information.

This document establishes the framework for communications between the D/B Teams and the Green Team. Any future additions and or modifications can be made by the Green Focus Group provided that all parties are in agreement. Nothing in this document should be interpreted to modify in any way the terms and conditions of the Contract (Document 00500) between the State of California and the design/builders.

/s/
Debra Gerod for the Clark/Gruen Team

/s/
Mike Bergevin for the Hensel Phelps Team

/s/
Mike Meredith for DGS

/s/
Leon Alevantis for the Green Team

Capitol Area East End Complex

Participation of the Green Team in the Design and Construction Phase

This document is intended to provide a clear understanding of the Green Team's oversight roles and responsibilities during the design and construction phase of the Capitol Area East End Project. This oversight will include review of change orders, submittals, RFIs and other issues affecting the "green" performance of the project. The Green Team is comprised of the East End Project's Technical Evaluation Team, Group 2, consisting of representatives from the California Integrated Waste Management Board (CIWMB), California Energy Commission (CEC), California Department of Health Services (DHS) and California Air Resources Board (ARB). The Department of Water Resources (DWR) has participated in the newly formed Green Building Taskforce and may be consulted during the construction phase.

A. Background

In response to the Legislature's Joint Rules Committee report on their review of the Capitol Area East End preliminary design package, a Letter of Understanding (LOU) was signed by DGS, CIWMB, CEC, DHS, and ARB. This LOU was included in the October 1999 quarterly report submitted to the Joint Rules Committee (draft from October 12, 1999). The LOU states that the DGS Management Team will monitor the progress of the Design/Builder's construction documents to verify the proper inclusion of the agreed upon items. During construction the Green Team will monitor and evaluate proposed changes and provide consultation on "green" issues and the progress of the building commissioning.

B. Purpose

The goals of the Green Team's participation in the design and construction phase and oversight are to:

1. Ensure that the Design/Build contracts include all the elements and enhancements proposed within the stipulated sum. Especially important are those related to energy efficiency, sustainability, and indoor air quality, proposed by the Design/Builders in response to the RFPs.
2. Document the accomplishments of the energy efficiency, sustainable building, and indoor air quality goals as specified in the contract and design documents so the collective vision is realized.
3. Provide an opportunity for the Green Team to assist in identifying satisfactory solutions to changes that may affect the accomplishment of these goals.
4. Collect educational information that can be used to assist future projects.

C. Change Order Negotiations

The Green Team will provide input into the negotiations for modifications to the Design/Build contracts (change orders). This oversight is to ensure that negotiations include the possible addition of quality enhancements proposed by the other Design/Build team proposals that the Green Team identifies as desirable. DGS will support the Green Team in soliciting augmentations or other funding for issues deemed sufficiently important by the Green Team but not able to be

included in the project budget. Value engineering has also been identified as a possible way to include such items.

Roles and Responsibilities:

- The DGS Management Team will involve member(s) of the Green Team during contract change negotiations and provide the Green Team with an opportunity to comment on any proposed changes that could affect the sustainable goals. Minutes from meetings shall be made available to the Green Team through the web-based management system proposed by each Design/Builder. The Green Team will also be provided a review and response protocol for each system. The DGS Management Team will work with the Design/Build teams and the Green Team to address any concerns.
- The Green Team will provide timely comment on proposed changes regarding achievement of the sustainable goals.

D. Kick-off Meeting

The DGS Management team will hold a kick-off meeting with the Green Team, the Design/Build teams and their applicable subcontractors, and the independent commissioning authority (if they would have been selected by then). The goals of this meeting will be to:

1. Discuss the project's sustainable strategies so all parties involved begin with a common understanding of the project's sustainable intent.
2. Explain the process for oversight, including roles and responsibilities, discussing issues that may arise, and reaching consensus.
3. Set a base case against which all parties can measure the project's progress and discuss the sustainable performance specifics. Additional meetings may be arranged with the Design/Build Teams and their subcontractors as necessary.

Roles and Responsibilities:

- Green Team and DGS Management Team will meet prior to the kick-off meeting to formulate agenda, strategies, and goals.
- DGS Management will set up and facilitate the meeting.
- Green Team will participate in the kick-off meeting, assist DGS in setting the base case.

E. Reviews

The Green Team will participate in reviewing the development of the construction documents. This review is envisioned to be a continuous process and participatory process. Initially the Green Team will participate in a series of review meetings with the DGS Management Team and the Design/Builders to confirm the Design/Builder's proposed systems. Regularly scheduled meetings to monitor the progress of specific elements of the final designs will follow. These meetings will evolve into a progress monitoring of the construction documents. Documentation of these meetings will be posted on each Design/Builder's web-based management system as discussed above. The DGS Management Team and the Green Team will be given access to all documentation with review and comment protocol via the web. The Green Team's focus will be to verify that the sustainable goals are being met as required. By this continuous review process the Green Team can help ensure that all of the sustainable project goals are met and provide timely input into the design and construction document process.

The Green Team, by access to the web-based management system, will be kept aware of identifying issues that might affect energy efficiency, sustainability, and/or indoor air quality of the projects. The DGS Management Team will also make every effort to direct the Green Team's attention to these issues. However, the Green Team can best verify, by regular review of the web-based management system, any issues of interest. The roster below identifies the areas of interest and expertise of the Green Team members. The DGS Management Team will be responsible to assure that the Design/Build teams are especially aware of changes that affect the sustainable goals of the project.

Green Team Roster

- ❑ **Green Team Point-Person:** Leon Alevantis, (510) 540-2132,
email to: lalevant@dhs.ca.gov (copy Leon on all communications to the Green Team)
- ❑ **Energy Efficiency:** Gary Flamm, (916) 654-2817,
email to: gflamm@energy.state.ca.us
- ❑ **Indoor Environmental Quality:** Leon Alevantis, (510) 540-2132,
email to: lalevant@dhs.ca.gov
- ❑ **Sustainable Material Selection:** Rick Muller, (916) 255-2359,
email to: rmuller@ciwmb.ca.gov
- ❑ **Building Commissioning:** Tav Commins, (916) 653-1598,
email to: tcommins@energy.state.ca.us
- ❑ **Indoor Air Quality Commissioning:** Leon Alevantis, (510) 540-2132,
email to: lalevant@dhs.ca.gov
- ❑ **Water Efficiency:** Charlie Pike, (916) 327-1649,
email to: cpike@water.ca.gov
- ❑ **Landscaping:** Ken Decio, (916) 255-2625,
email to: kdecio@ciwmb.ca.gov
- ❑ **Solid Waste Management:** Tom Estes, (916) 255-2445,
email to: testes@ciwmb.ca.gov

Roles and Responsibilities:

- The DGS Management Team will work with the Design/Build teams and the independent commissioning authority for each project to develop a schedule and facilitate the review and input process. Access to review documents and applicable supporting material will be made available to the Green Team. The DGS Management Team will assure the prompt posting of meeting documentation and pertinent information and work with the Design/Build teams and Green Team to address any concerns. The DGS Management Team will also make every effort to direct the Green Team's attention to any change orders affecting the sustainable goals of this project.
- The Green Team will provide timely comment on the design and construction documents and promptly inform the DGS Management Team of any concerns regarding achievement of the sustainable goals.

F. Participation During Construction

The Green Team recognizes that the process for making changes or requesting information must move expeditiously during the construction phase. The Design/Builders, in cooperation with the DGS Management Team, will continue to maintain the web site described above that will give the members of the Green Team access to information related to change orders, submittals, request for information, and other mechanisms used to change the specifications in the final construction.

The Design/Builders will provide copies of the quarterly waste management progress reports with supporting documentation to the CIWMB that can be used to verify the type and tonnage of materials being recycled. For the purpose of collecting information for a case study, the Green Team will arrange for a site visit and meeting with those responsible for on-site reuse, recycling, and waste management. Anyone on the project site must check in at the DGS site office and must wear hard hats, hard-soled shoes, and other protective equipment as appropriate and required.

Roles and Responsibilities:

- The DGS Management Team will oversee the process to assure that the Green Team is provided a reasonable opportunity to review and comment on changes to the specifications and make certain every viewpoint is considered. The DGS Management Team will provide the CIWMB with quarterly waste management progress reports and facilitate any site visits. The DGS Management will continue to provide the Green Team with an opportunity to comment on reports to the Joint Rules Committee.
- Green Team will serve a consulting role by providing information and making recommendations to the DGS Management Team. The Green Team will provide timely review and comments.

G. Upon Completion

The DGS Management Team will attest that the energy efficiency, sustainability, and indoor air quality elements of the project are in compliance with the final construction documents. The DGS Management Team will provide documentation as requested by the Green Team to demonstrate compliance.

Roles and Responsibilities:

- Design/Build teams will provide, as an element of the Commissioning Plan, assurance that the energy efficiency, sustainability, and measures to enhance the indoor air quality of the project, are in compliance with their final design documents.
- DGS Management Team will provide information or assist the Green Team in obtaining information for case studies.
- Green Team will comment on the draft document and assist DGS in analyzing information. The Green Team will prepare case studies with assistance from DGS.

This agreement establishes the framework for the oversight process. It is expected that additions and or modifications will be required during the course of the project. To this end the parties agree to changes to this document as are mutually acceptable.

Date: _____

Date: _____

Richard Teramoto, Project Executive
For the DGS Management Team
DGS/RESO/PMB

Leon Alevantis, for the Green Team
DHS

CAPITOL AREA EAST END PROJECT
SELECTION TABLE TO ASSIST DGS IN CONTACTING MEMBERS OF THE GREEN TEAM ON
ISSUES RELATED TO CHANGES ORDERS FOR THE CAPITOL AREA EAST END PROJECT

THIS LIST IS TO BE USED ONLY AS A GUIDE

THE GREEN TEAM SHALL BE CONTACTED ON ALL CHANGE ORDERS RELATED TO RECYCLED CONTENTS,
MATERIAL RECYCLABILITY, SPACE AND EQUIPMENT FOR COLLECTING RECYCLABLES, ENERGY EFFICIENCY,
INDOOR AIR QUALITY, & WATER EFFICIENCY EVEN IF NOT LISTED IN THIS MATRIX

GREEN TEAM'S AREAS OF INTEREST AS LISTED IN RFPs (Cited Sections are for Block 225; Blocks 171-174 are similar)					AGENCY TO BE CONTACTED* (see last page)			
PART	CHAPTER	ELEMENT	SECTION	TITLE	CIWMB	CEC	DHS/ ARB	DWR
Part 2: Contracting Requirements		Document 00870: Management Plan Info & Requirements	2.2	Waste Management Plan	✓			
Part 3: Design Requirements	D			Sustainable Design Measures	✓	✓	✓	
	E			Quality Enhancements	✓	✓	✓	
	L			Mechanical Design Requirements		✓	✓	
	Q			Waste and Recycling Criteria	✓			
	T			Building Performance Assurance Plan	✓	✓	✓	
	U			Energy Performance Modeling Requirements		✓		
	V			Energy Performance Modeling Assumptions		✓		
Part 4: Specifications		01: General Information	01700	Project Closeout	✓			
		02: Sitework	02220	Demolition	✓			
			02740	Hot-mixed asphalt site paving	✓			
			02760	Pavement markings & wheel stops	✓			
			02810	Irrigation System				✓
			02815	Fountain System				✓
			02870	Site furnishings	✓			
			02900	Landscape planting	✓			✓
			02970	Landscape maintenance and plant establishment	✓			✓
			06200	Finish carpentry	✓			
			07140	Between slab waterproofing	✓			
			07143	Waterproofing in planters	✓			
			07145	Fountain waterproofing	✓			
		03: Foundations	02455	Precast, prestressed concrete piles	✓			
		04: Substructure	03200	Concrete reinforcement	✓			
			03300	Cast-in place concrete	✓			
			07170	Below grade waterproofing	✓			

Green Team Notification Matrix for Change Orders

Page 1 of 3

Revised October 2, 2000

PART	CHAPTER	ELEMENT	SECTION	TITLE	CIWMB	CEC	DHS/ ARB	DWR
Part 4: Specifications		05: Superstructure	03200	Concrete reinforcement	✓			
			03300	Cast-in place concrete	✓			
			05120	Structural steel	✓			
			05300	Steel deck	✓			
			07810	Fireproofing	✓		✓	
		06: Exterior Closure	05400	Cold-formed metal framing	✓			
			07105	Flood-proofing at curtain wall	✓			
			07210	Building insulation	✓			
			08110	Hollow metal doors and frames	✓			
			08800	Exterior glass and glazing	✓	✓		
			09900	Painting	✓			
		07: Roofing	07530	Elastomeric membrane roofing	✓			
		08: Interior Construction	06100	Rough Carpentry			✓	
			06400	Architectural woodwork	✓		✓	
			06600	Plastic fabrications	✓			
			08110	Hollow metal doors and frames	✓			
			08801	Interior glass and glazing	✓			
			09100	Metal support systems	✓			
			09250	Gypsum board	✓			
			09270	Gypsum board shaftwall systems	✓			
			09300	Ceramic tile	✓			
			09510	Acoustical Ceilings	✓		✓	
			09640 ¹	Wood strip flooring	✓			
			09650	Resilient Flooring	✓		✓	
			09680	Carpeting	✓		✓	
			09710	Acoustical fabric wall coverings	✓		✓	
			09720	Fabric wall coverings	✓		✓	
			09840 ¹	Acoustical wall panels	✓		✓	
			09901	Interior Painting			✓	
			10165	Toilet compartments and screens	✓			
		09: Specialties	10400	Signage	✓			
			11160	Loading dock equipment	✓			
			11170	Waste handling equipment	✓			
			12710 ¹	Auditorium seating	✓			

¹ Blocks 171-174 only
Green Team Notification Matrix for Change Orders
Page 2 of 3
Revised October 2, 2000

PART	CHAPTER	ELEMENT	SECTION	TITLE	CIWMB	CEC	DHS/ ARB	DWR
Part 4: Specifications		11: Mechanical	15240	Mechanical Sound Control			✓	
			15250	Mechanical Insulation			✓	
			15440	Plumbing fixtures				
			15850	Rooftop AHU			✓	
			15855	Indoor AHU			✓	
			15885	Air Cleaning Devices			✓	
			15890	Ductwork			✓	
			15990	Testing, Adjusting, Balancing			✓	

* **Contacts for State Agencies Listed Above**

1. CIWMB

- ❑ **Sustainable Material Selection:** Rick Muller, (916) 255-2359,
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- ❑ **Landscaping:** Ken Decio, (916) 255-2625,
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- ❑ **Solid Waste Management:** Tom Estes, (916) 255-2445,
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2. CEC

- ❑ **Energy Efficiency:** Gary Flamm, (916) 654-2817,
email to: gflamm@energy.state.ca.us
- ❑ **Building Commissioning:** Tav Commins, (916) 653-1598,
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3. DHS/ARB

- ❑ **Indoor Environmental Quality:** Leon Alevantis, (510) 540-2132,
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- ❑ **Indoor Air Quality Commissioning:** Leon Alevantis, (510) 540-2132,
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4. DWR

- ❑ **Water Efficiency:** Charlie Pike, (916) 327-1649,
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Green Team Point-Person: Leon Alevantis, (510) 540-2132,
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EXHIBIT C

*News From the Corner of 16th and N...
Capitol Area East End Complex
Neighborhood Newsletter, Summer 2000*



News From the Corner of 16th and N.....

Capitol Area East End Complex

Clark/Gruen Design/Build, Inc.
Hensel Phelps Construction Company

Sacramento, California
Summer 2000

Hello!

This newsletter comes to you from the folks you see busy with construction activity at the Capitol Area East End Complex. We are Clark/Gruen Design/Build, Inc. and Hensel Phelps Construction Co./Fentress Bradburn Architects. We are the teams selected to work with the State of California, Department of General Services (DGS) to complete the design and construction of the Complex. Here is the latest news from our headquarters at the corner of 16th and N streets.

Construction Activity

Block 225 (15th and N streets): Construction work is moving at a fast pace on the 225 jobsite where perimeter structural walls are taking shape following completion of the structural excavation. Hensel Phelps Construction removed 50,000 cubic yards of soil in the process. They also completed the structural foundation work that included pouring 7,000 cubic yards of concrete. The concrete mat slab was placed over two Saturday mornings beginning at 2 AM. Working with precision throughout the night, 150 men and women with the help of heavy equipment completed the process. The early morning concrete pours benefited workers with cooler weather and created less disruption to the downtown traffic flow. This type of concrete operation is a significant achievement that is not standard practice in the industry.

Blocks 171–174 (directly east of Capitol Park): With the completion of demolition and deconstruction activity, Clark/Gruen moved immediately into excavation of the 171–174 site that stretches over approximately four city blocks. The dewatering system is in place and "soil nailing" is ongoing throughout the excavation process. Other current activity includes underground utility work in surrounding streets. City and state permits were obtained to reduce traffic to two lanes on 16th Street from N to L streets. Travelers are encouraged to find alternate routes during periods of heavy construction work. Retail stores and restaurants in the neighboring blocks remain open and customers are urged to continue patronizing their favorite businesses.

What in the World is Soil Nailing?

Soil nailing is part of a system designed to stabilize and "hold back" the side of a dirt/earthen embankment while excavation is underway, such as the basement currently being dug in Blocks 171–174. Soil nailing was also used

on the Block 225 project. After a certain amount of material is removed from an area, usually about 5 feet at a time, a boring machine is used to drill small holes in the sidewall of the excavated area. Shafts are drilled in the side of the excavation at a slight angle (usually about 15 to 30 degrees from horizontal). The "nail" itself is actually a long piece of reinforcing steel (rebar), which is set into the shaft and then filled under pressure with a cement grout. The end of the "nail" that protrudes from the end of the shaft is then attached to a grid of reinforcing mesh, a 6" x 6" wire "fabric" with a flat plate. This whole assembly is then covered by a layer of concrete placed by "shooting" it out of a hose. This type of concrete is called "shotcrete." The shotcrete holds the soil together between the mesh; the mesh and concrete together with the soil nails hold the entire system up and prevent the edge of the excavation from collapsing into the basement.

Auger-Cast Drilled Piles - A Neighborly Decision

DGS and Clark/Gruen continue the commitment to be good neighbors around the construction zone. As part of that commitment, the State and its design/build partners decided to use the Auger-Cast Drilling method of setting piles in Blocks 171-174 in lieu of the noisy, and lengthy "pile driving" approach. The precast concrete driven piles method requires repeated dropping of a large weight or "hammer" upon the piles as they are driven down into the soil. This method creates noise and vibration for an extended period of time.

In the selected method, auger-cast piles are drilled into the ground and filled with a concrete grout mixture as the drill shaft is removed. This drilling operation eliminates the noisy hammer driven process. After the drill is completely out of the shaft hole, reinforcing steel is punched into the fresh concrete. The reinforcing is literally pushed into the concrete, held in place by centering rings and tied off at the top of the pile until the concrete has set up and hardened. This method is more costly, but the neighboring residents and businesses will appreciate it.

DVBE is a Winner!

American Demolition Gets the Job Done!

In bidding for the first subcontract in Blocks 171–174, American Demolition complied with requirements to utilize Disabled Veteran Business Enterprises (DVBE).

In fact they more than doubled the participation goal of 3%. With assistance from Clark/Gruen, they contacted Northland Rental and Supply in Chino. Competitive market rates for rental equipment were negotiated. The agreement and service from Northland worked so well the DVBE tallied more than 7% of the total subcontract award. Thanks American Demolition! Great job Northland! The Block 225 team is also off to a great start in achieving the goals of their Small Business (SB)/DVBE Utilization Plan. To date they have achieved 24% of their SBE goal and 48% of the DVBE goal.

Art Consultant to Join East End Team

DGS is seeking a qualified art consultant for the Capitol Area East End Complex. The successful candidate will formulate and guide efforts to procure and integrate \$2.87 million in art into the multi-tenant complex. DGS and the design/build teams envision various elements that will incorporate art into the structural design. They anticipate features that will complement office lobbies, landscaped promenades, public gathering sites and other selected areas. The Request for Qualifications package is due on September 8, 2000.

Log-On to Watch Construction Activity

Three web sites are now up and running offering live-cam shots of construction activity and information about the Capitol Area East End Complex.

The **Department of General Services** has launched a web site at www.dgs.ca.gov. Click on "East End Home Page" on the blue navigation bar to the left of the screen to view details about the project's history and future, read updates that may effect the neighborhood and contracting community, view progress pictures and see some of the special features that make this project different than any other state project in California. Take a tour of the web site and use the Feedback page for questions or comments. **Hensel Phelps Construction** has created a web page for Block 225 that uses a web cam to track the progress of the work. Take a look at <http://caeec225.com>. Information includes upcoming procurement efforts; the next one is bid package three, due October 3, 2000 for masonry, fireproofing, miscellaneous metals, overhead coiling grills, core and shell doors and hardware. To check on current activity in Blocks 171-174 check the **Clark/Gruen Design/Build, Inc.** web page at www.clark.constructware.com where photos and information on the project are available.

"A Tree Grows in Sacramento"

As part of the project requirements, Clark/Gruen relocated ten California Fan Palms from Capitol Avenue to areas around Capitol Park. The palms were the largest known to be transplanted in California. It was a job well done by all involved.



News From the Corner of 16th and N.....

Capitol Area East End Complex

Sacramento, California

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EXHIBIT D

*Capitol Area East End Complex
Joint Use Working Committee
Suggested Retail and Joint Uses*

Capitol Area East End Complex Joint Use Working Committee

Suggested Retail and Joint Uses

Retail

Retail Uses:

- Gallery
- Cyber Café'
- Ticket Outlet
- Other retail
- Food service

Service Uses:

- Incubator Kiosks
- City Permits
- Regional Transit Services
- DMV Services
- Tourist Center
- Concierge

Plaza

Plaza Uses:

- Graduation
- Water Feature Use
- Parks & Rec. Programs
- Performance Venue
- Downtown exhibit overflow
- Edge Land Use
- Near-by Retail
- State Art Placement
- Public Art
- Fremont Neighbor Center
- Photo Opportunities

Office and Building Space

- Teleconference
- Library Computer Access
- After-hours Child Care
- Community Meeting Place
- Small Performance Venues
- Employee Programs
- Night classes

Parking and Transportation

- Parking Validation
- Standardized Parking Gates
- Parking Lot Shuttles
- Night Parking
- Bus Parking